

Design & Access Statement

01528

Owl Cottage, The Village, ST9 9EY

Replacement window and door to rear of property

Replacement rear porch

INTRODUCTION

- 1.1. This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlined in circular: Guidance on Changes to the Development Control System, which came into effect on the 10th August 2006.
- 1.2. The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled Design and Access Statements: how to write, read and use them.
- 1.3. The building is located at Owl Cottage, The Village, Endon, ST9 9EY
- 1.4. The proposals seek to replace the three windows and one door to the Southern and Eastern elevation of the rear gable outrigger and replace the existing Eastern elevation rear porch.
- 1.5. The production of this appraisal has been considered as a necessary part of the design development process to ensure that any potential changes actively seek to respond positively to the building's specific context and significance.
- 1.6. This Design and Access statement should be read in conjunction with the following documents:
 - 01528AL(0) 01 Plans as Existing
 - 01528 AL(0) 02 Plans as Proposed
 - 01528 Heritage Statement

2.0 USE

- 2.1. Two storey terraced cottage (dwelling house) with single storey gable outrigger and single storey lean to porch to rear.

3.0 DESIGN

- 3.1. Replacement windows and door. The proposals seek to replace the existing storm casement timber windows and doors with flush casement windows and doors in the same location and replace the timber corner post with another painted timber post. The current windows, door and corner post are in a very poor state of repair. Having reviewed the various casement options for the replacement fenestration, mirroring the style found on the two storey (Eastern) elevation is considered to be the most agreeable, allowing for a continuity of style between the C17 building elements and the proposed.
- 3.2. Porch. The existing porch is incongruent to the historic building form, but provides valuable utility and storage space to the property where space within

the main body of the building is severely limited and the running of water and extract services through the historic fabric could potentially cause more harm to the heritage asset. The porch is in a poor state of repair and features horizontal timber boarded walls, a material not vernacular to the area or building. The proposals therefore seek to demolish the exiting porch and rebuild in an appropriate brick, with flush casement window profiles above, again to match the existing east elevation fenestration.

4.0 ACCESS

- 4.1. No changes are proposed to the Vehicular or pedestrian access to the property, or to the Part M provision of the building.